

**BILL OF SALE AND ASSIGNMENT
(Condominium)**

BILL OF SALE AND ASSIGNMENT dated as of July 1, 1998 from Royal Aloha Coffee, Tea & Spice Company, Inc., a corporation (hereinafter sometimes called the "Seller"), to Bad Ass Coffee Limited Partnership (hereinafter sometimes called the "Buyer").

This Bill of Sale and Assignment witnesseth that for such good and sufficient consideration, the receipt of which is hereby acknowledged, Seller hereby assigns, transfers and quit claims to Buyer as of the date hereof all of Seller's right, title and interest in and to the Contract of Purchase for its condominium located at 75571 Alihi Drive #406, Kailua, Kona, Hawaii 96750.

IN WITNESS WHEREOF, the parties hereto have caused this Bill of Sale and Assignment to be signed in their respective corporate names by one of their respective officers as of the day and year first above written.

BAD ASS COFFEE LIMITED PARTNERSHIP
by its General Partner

ROYAL ALOHA COFFEE, TEA & SPICE
COMPANY, INC.

BY Robert Alan Jones
Robert Alan Jones, President

BY Michael Blanzich
Its President

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\$90,000 VALUE
 Property Assessment/tax 1996
 \$67,200 BLDG
 \$8,700 LAND FEE SIMPLE
 \$75,900 TOTAL
 \$658.20 TAXES

 BUYER WILL BE RESPONSIBLE FOR THIS BILLING AT ________\97
 CAROL WILL CONTINUE TO PAY BILLS FOR BUYER UNTIL PAPER WORK DONE.
 CO TENANCY UNTIL THAT TIME, PROXIES, OWNERSHIP, ETC.
 SELLER TURN OVER THE TITLE WHEN BALLON ARRANGMENTS ARE MADE,
 AND NOTE SIGNED.

WILL MAINTAIN 1ST AND SECOND POSITION, DEPENDING WHAT CURRENT
 1ST MORTGAGE HOLDER WILL AGREE TO.

SIGN TWO QUICK CLAIM DEEDS FOR TITLE

SELLING PRICE---> \$90,000

ANNUAL INTEREST RATE 9.00%

NUMBER OF MONTHS 240 <10 YEAR BALLOON

LOAN AMORTIZATION SCH \$70,000

MONTHLY PAYMENT \$629.81 STARTING 6/1/97

TOTAL OF PAYMENTS \$151,154

ALL EXPENSE TO BEGIN 6/1/97 OR PRORATED.

\$242.70 UTILITY BILLING, APPROX.

\$373.31 MAINTENANCE FEE>STARTS 5/1/97

\$616.01 SUB TOTAL MONTHLY

\$25.44 PHONE>TO TRANSFER

\$54.85 TAXES, PAID SEMI ANNUAL

\$696.30 <<TOTAL MONTHLY EXPENSES

\$629.81 <<<MONTHLY PAYMENT STARTING 6/1/97

\$1,326.11 <<<TTL WITH PAYMENT

IF PAY BALLOON PLUS BALANCE RECEIVE TITLE PLUS FEE SIMPLE SIGNED.

\$66,489 <Balloon 11/30/1999 \$48,139 Sellers Ballon to 1st Holder

\$49,718 <Balloon 05/01/2007 due> 11/30/1999

OCCUPANCY STARTING 5/1/97

QUICK CLAIMS WITH SIGNED NOTE:

TYPICAL MONTHLY BILLING

ELEC.	UNIT	%%	AMT	USE KWH	RATE	
ELEC.	BY % OF COMMON INTRES	100%		534 KWH	\$0.1569	\$83.78
ELEC.		1.32%	\$4,634			\$61.17
CABLE T.V.		1.32%	\$1,393			\$18.39
WATER		1.32%	\$2,046			\$27.01
SEWER/EVERY OTHER MONTH		1.32%	\$1,690			\$22.31
REFUSE		1.32%	\$891			\$11.75
						\$3.85
						\$228.27

BUYER [Signature]

DATE 8/29/97

SELLER Carol Y. Nelson

DATE 4/29/97

MTB